

# Plan with Confidence

## Live with Ease



### Fee Guide for Elmhurst at Sedgefield

**Welcome to Marsh Properties!** We're thrilled to have you here. To make things simple and transparent, we've put together a list of potential fees you may encounter as a current or future resident. This overview will help you clearly understand your initial costs and monthly expenses. By combining your base rent with the essentials and any personalized add-ons you select, you can easily plan your monthly budget. At Marsh Properties, our goal is to make budgeting stress-free and enhance your rental living experience.

COMMUNITY REQUIRED		
<b>Application Fee</b>	<b>\$100.00</b>	<b>per leaseholder / once</b>
<b>Administrative Fees</b>	<b>\$200.00</b>	<b>per unit / once</b>
<b>Authorized Occupant Application Fee</b>	<b>\$50.00</b>	<b>per occupant / once</b>
<b>Security Deposit</b>	<b>\$300.00</b>	<b>per unit / once</b>
<b>Conditional Deposit</b>	<b>\$1,000.00</b>	<b>per household / once</b>

SITUATIONAL FEES		
<b>Non-Sufficient Funds (NSF) Fee</b>	<b>\$35.00</b>	<b>per occurrence</b>
<b>Transfer Fee</b>	<b>\$1,000.00</b>	<b>per occurrence</b>
<b>Rescreening Fee</b>	<b>\$100.00</b>	<b>per occurrence</b>
<b>Lost Key / Fob</b>	<b>\$25.00</b>	<b>per occurrence</b>
<b>Lock Change Fee</b>	<b>\$50.00</b>	<b>per occurrence</b>

TAILORED ADDITIONS		
<b>Pet Fee</b>	<b>\$300.00</b>	<b>per pet if applicable</b>
<b>Pet Rent</b>	<b>\$25.00</b>	<b>per pet / monthly</b>

If you have any questions or want to discuss about your fees, our team is here to help.  
Feel free to stop by, give us a call, or send a message—we're excited to assist you!



620 Elmhurst Rd, Charlotte, NC 28209 | P: 704-285-1608 | [MarshProperties.com](http://MarshProperties.com)



All fees are subject to the terms of the Application for Residency and / or Lease Agreement Contract. This form does not change the lease contract or associated addenda. The required Security Deposit Amount is subject to change based upon screening results; the total security deposit required will not exceed any legal maximum. Additional fees may apply under certain circumstances as detailed in the application and / or lease agreement. These are available by request prior to the application process. Resident is responsible for establishing and maintaining required utility services, including but not limited to electricity, water, gas and internet, as specified in the lease, and insurance coverage in accordance with the Lease. Pursuant to the Lease, Resident is responsible for the cost to repair any damages that exceed ordinary wear and tear.

Date of Issuance: \_\_\_\_\_

Marsh Rep: \_\_\_\_\_